

To the Honorable Council  
 City of Norfolk, Virginia

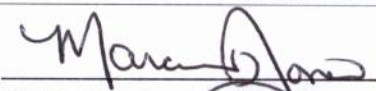
November 10, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special exception to operate an eating and drinking establishment at 345 Granby Street, Suite C – The Greenhouse Kitchen**

Reviewed:   
 Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved:   
 Marcus D. Jones, City Manager

Item Number: **R-4**

- I. **Staff Recommendation: Approval.**
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception – eating and drinking establishment
- IV. **Applicant:** Dina M. Taylor
- V. **Description:**
  - This request is to open a new restaurant, The Greenhouse Kitchen, in a space most recently occupied by Sweet Teas at the corner of Granby Street and West Freemason Street.
  - This new restaurant will serve alcoholic beverages for on-premises consumption and be operated by the same owner of The Grilled Cheese Bistro, which is in the adjacent suite to the south.

	Previous (Sweet Teas)	Proposed (The Greenhouse Kitchen)
Hours of Operation and for the Sale of Alcoholic Beverages	11:00 a.m. until 2:00 a.m., Monday through Saturday 12:00 noon until 2:00 a.m., Sunday	10:00 a.m. until 1:00 a.m., Monday through Saturday 10:00 a.m. until 12:00 midnight, Sunday
Capacity	50 seats indoors 10 seats outdoors 78 total capacity	55 seats indoors 10 seats outdoors 73 total capacity

Staff point of contact: Chris Whitney at 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated October 22, 2015 with attachments
- Proponents and Opponents
- Ordinance

**Planning Commission Public Hearing: October 22, 2015**

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Chris Whitney, CFM

<b>Staff Report</b>	<b>Item No. 8</b>	
<b>Address</b>	<b>345 Granby Street, Suite C</b>	
<b>Applicant</b>	<b>The Greenhouse Kitchen</b>	
<b>Request</b>	<b>Special Exception</b>	<b>Eating and Drinking Establishment</b>
<b>Property Owner</b>	Frank T. Gadams (JJB Financial, LLC)	
<b>Site Characteristics</b>	Site Area/Space	16,657 sq. ft./1,200 sq. ft.
	Zoning	D-3 (Freemason/Granby Conservation and Mixed Use District) and HO-D (Downtown Historic Overlay District)
	Neighborhoods	Downtown
	Character District	Downtown
<b>Surrounding Area</b>	North	D-3; HO-D: The Metro on Granby mixed use apartments
	East	D-3; HO-D: Tidewater Community College
	South	D-3; HO-D: The Grilled Cheese Bistro, Textbook Brokers, parking lot
	West	D-3; HO-D: Freemason Street Garage and condos



### A. Summary of Request

- This request is to open a new restaurant, The Greenhouse Kitchen, in a space most recently occupied by Sweet Teas at the corner of Granby Street and West Freemason Street.
- This new restaurant will serve alcoholic beverages for on-premises consumption and be operated by the same owner of The Grilled Cheese Bistro, which is in the adjacent suite to the south.

### B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as downtown.

### C. Zoning Analysis

#### i. General

- The site is located in the D-3 and HO-D districts, which permit the proposed use by special exception.

	Previous (Sweet Teas)	Proposed (The Greenhouse Kitchen)
Hours of Operation and for the Sale of Alcoholic Beverages	11:00 a.m. until 2:00 a.m., Monday through Saturday 12:00 noon until 2:00 a.m., Sunday	10:00 a.m. until 1:00 a.m., Monday through Saturday 10:00 a.m. until 12:00 midnight, Sunday
Capacity	50 seats indoors 10 seats outdoors 78 total capacity	55 seats indoors 10 seats outdoors 73 total capacity

- Special Exception history:

City Council Approval	Applicant	Request
2014	Sweet Teas	Eating and Drinking Establishment
Pending	The Greenhouse Kitchen	<ul style="list-style-type: none"><li>• Eating and Drinking Establishment</li><li>• New owner/operator</li></ul>

#### ii. Parking

The site is located within the D-3 zoning district, which does not require off-street parking.

iii. Flood Zone

The property is located in the AH (SFHA/High Risk), X (Shaded), and X (Low to Moderate) Flood Zones.

**D. Transportation Impacts**

Institute of Transportation Engineers figures estimate that this new restaurant will generate 232 additional vehicle trips per day.

**E. Impact on the Environment**

There are currently no opportunities for landscaping site improvements to this existing building.

**F. Impact on Surrounding Area/Site**

- By requiring this use to conform to the conditions listed below, the proposed eating and drinking establishment should not have a negative effect on the surrounding neighborhood.
- The applicant must secure an encroachment from City Council before using the outdoor dining.
  - This encroachment, and any signage associated with the business, will require approval from the Architectural Review Board.
- There were 12 calls for service for this site over the past year, with no arrests made.

**G. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**H. Civic League**

- The application was sent to the Downtown Norfolk Civic League and Downtown Norfolk Council on September 10.
- An email was received from the Downtown Norfolk Civic League on September 10 stating no objection to the application.

**I. Communication Outreach/Notification**

- Legal notice was posted on the property on September 15.
- Letters were mailed to all property owners within 300 feet of the property on October 8.
- Legal notification was placed in *The Virginian-Pilot* on October 8 and October 15.

**J. Recommendation**

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 10:00 a.m. until 1:00 a.m. Monday through Saturday and from 10:00 a.m. until 12:00 midnight Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.

- (b) The seating for the establishment shall not exceed 55 seats indoors, 10 seats outdoors, and the total occupant capacity, including employees, shall not exceed 73 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) The establishment shall maintain a current, active business license at all times while in operation.
- (e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (g) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (h) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (i) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior

to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (k) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (l) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (m) There shall be no entertainment, no dancing, and no dance floor provided.
- (n) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (o) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

**Attachments:**

Location Map

Zoning Map

1000' radii map of similar ABC establishments

Application

Notice to the Downtown Norfolk Civic League and Downtown Norfolk Council

Email of no objection from Downtown Norfolk Civic League

## **Proponents and Opponents**

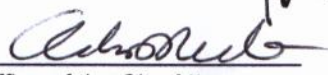
### **Proponents**

Dina Taylor – Applicant  
345 Granby Street  
Norfolk, VA 23510

### **Opponents**

None

Form and Correctness Approved: 

By   
Office of the City Attorney

Contents Approved: CW

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "THE GREENHOUSE KITCHEN" ON PROPERTY LOCATED AT 345 GRANBY STREET, SUITE C.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Green House Kitchen, LLC authorizing the operation of an eating and drinking establishment named "The Greenhouse Kitchen" on property located at 345 Granby Street, Suite C. The property which is the subject of this Special Exception is more fully described as follows:

Property located on the southwest corner of West Freemason Street and Granby Street fronting 169 feet, more or less, along the southern line of West Freemason Street and 98 feet, more or less, along the western line of Granby Street; premises numbered 345 Granby Street, Suite C.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 10:00 a.m. until 1:00 a.m. the following morning, Monday through Saturday and from 10:00 a.m. until 12:00 midnight on Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 55 seats indoors, 10 seats outdoors, and the total occupant capacity, including employees, shall not exceed 73 people.
- (c) This special exception shall terminate in the event

of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

- (d) The establishment shall maintain a current, active business license at all times while in operation.
- (e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (g) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (h) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (i) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception

must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (k) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (l) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (m) There shall be no entertainment, no dancing, and no dance floor provided.
- (n) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (o) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for

review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in

the destruction, loss or damage of natural, scenic or historic features of significant importance;

- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting an eating and drinking establishment on this property, adopted on September 9, 2014 (Ordinance No. 45,680). All provisions and conditions previously approved are entirely superseded by the terms of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (3 pages)



EXHIBIT "A"  
Description of Operations

(Please Print)

Date 9.2.15

Trade name of business THE GREENHOUSE KITCHEN, LLC

Address of business 345 GRANBY ST. SUITE C Norfolk VA 23510

Name(s) of business owner(s)\* DINA TAYLOR

Name(s) of property owner(s)\* BUDDY GADAMIS

Name(s) of business manager(s)/operator(s) DINA TAYLOR, CHRIS STREIBING, EUSA THACKER

Daytime telephone number (757) 270-8712

\*If business or property owner is a partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility

Weekday From 10 AM To 1 AM

Friday From 10 AM To 1 AM

Saturday From 10 AM To 1 AM

Sunday From 10 AM To 12 AM

Alcoholic Beverage Sales and Entertainment

Weekday From \_\_\_\_\_ To \_\_\_\_\_

Friday From \_\_\_\_\_ To \_\_\_\_\_

Saturday From \_\_\_\_\_ To \_\_\_\_\_

Sunday From \_\_\_\_\_ To \_\_\_\_\_

SKMZE

2. Type of ABC license applied for (check all applicable boxes):

☒ On-Premises

☐ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:

☒ Beer

☒ Wine

☒ Mixed Beverage

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

Exhibit A – Page 2

4. Will video games, pool tables, game boards or other types of games be provided?  
☐ Yes (If more than 4, additional application required) ☒ No

4a. If yes, please describe type and number of each game to be provided:

---

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5. Will patrons ever be charged to enter the establishment?  
☐ Yes ☒ No

5a. If yes, why:

---

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5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday      Tuesday      Wednesday      Thursday      Friday  
Saturday      Sunday

6. Will the facility or a portion of the facility be available for private parties?  
☒ Yes ☐ No

6a. If yes, explain:

BIRTH SHOWER, BDays, Holiday Party

7. Will a third party (promoter) be permitted to lease, let or use the establishment?  
☐ Yes ☒ No

7a. If yes, explain:

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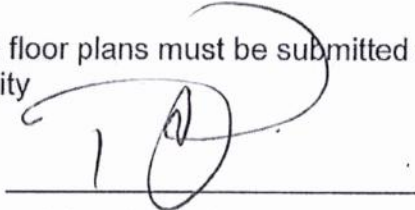
8. Will there ever be a minimum age limit?  
☐ Yes ☒ No

Exhibit A – Page 3

9. Additional comments/description/operational characteristics or prior experience:

Ng. GRIFFIN (CHEESE BISTRO)

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

A handwritten signature in black ink, appearing to be "Ng. Griffin", written over a horizontal line.

Signature of Applicant

**Location Map**



BOUSH STR

W FREEMASON STREET

GRANBY STREET

E FREEMASON STREET

MADISON AVENUE

**THE GREENHOUSE KITCHEN**

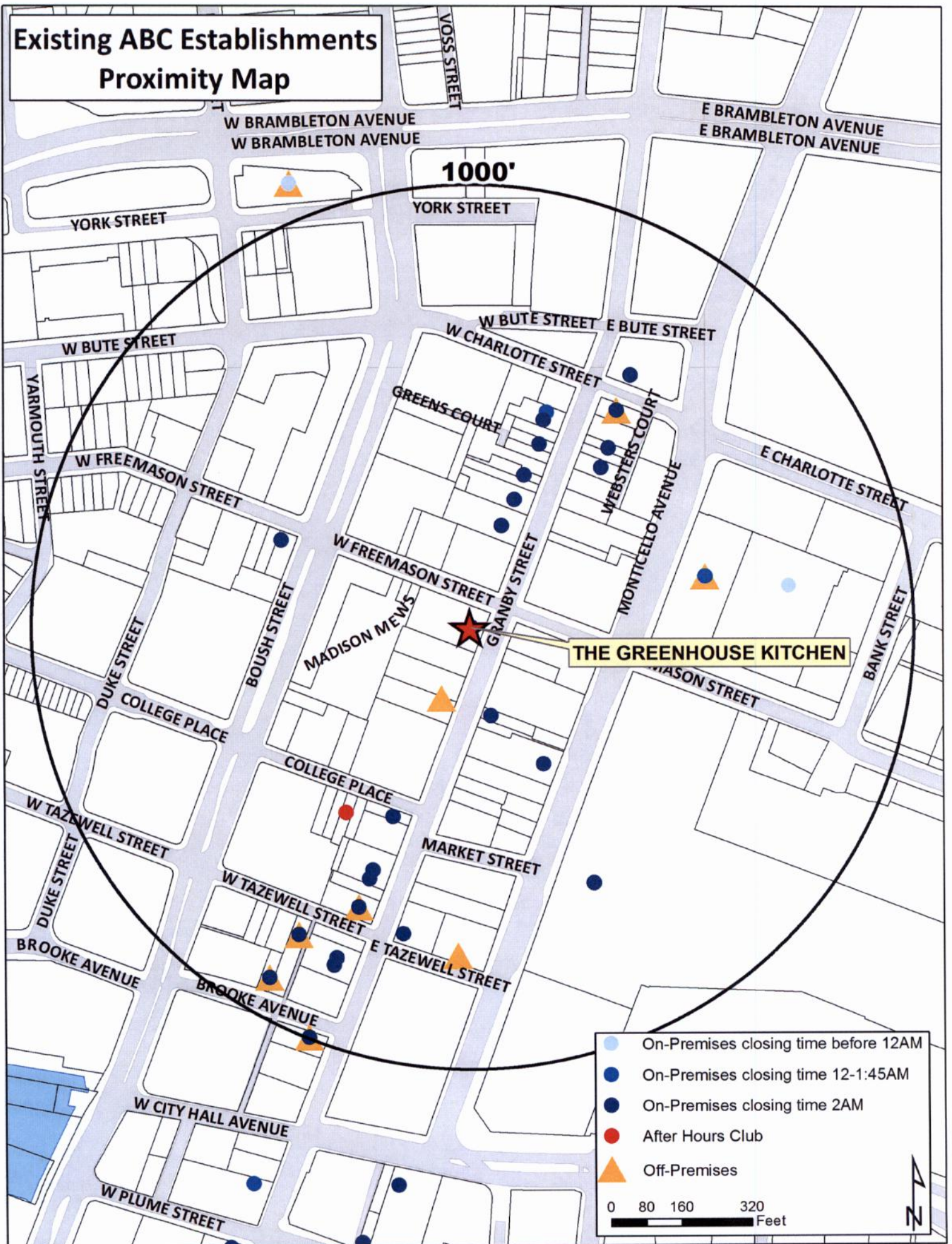
0 15 30 60 Feet



# Zoning Map



# Existing ABC Establishments Proximity Map





APPLICATION  
ADULT USE SPECIAL EXCEPTION  
*Eating and Drinking*  
(Please Print)

Date 9.2.15

**DESCRIPTION OF PROPERTY**

Address 345 Granday St. Suite C Norfolk VA 23510

Existing Use of Property RESTAURANT

Proposed Use RESTAURANT

Current Building Square Footage 1200 SQ FT

Proposed Building Square Footage SAME

Trade Name of Business (If applicable) THE GREENHOUSE KITCHEN

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) TAYLOR (First) DINA (MI) M

Mailing address of applicant (Street/P.O. Box): 345 Granday St. Suite C

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of applicant (757) 270-8712 Fax ( ) \_\_\_\_\_

E-mail address of applicant: DINSUN71@GMAIL.COM

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

Application

Page 2

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) HENN (First) Rick (MI) J

Mailing address of applicant (Street/P.O. Box): 1400 GRANBY ST suite 407  
(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of applicant ( ) 615-6905 Fax ( ) \_\_\_\_\_

E-mail address of applicant: RickHennConsulting@gmail.com

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

JTB Financial LLC

3. Name of property owner: (Last) Gadams (First) Frank (MI) T

Mailing address of property owner (Street/P.O. box): P.O. Box 11659  
(City) Norfolk (State) VA (Zip Code) 23517

Daytime telephone number of owner ( ) 757-672-9055 email: Bgadams@marathondevelopmentgroup.com

**CIVIC LEAGUE INFORMATION**

Civic League contact: DNCL

Date(s) contacted: \_\_\_\_\_

Ward/Super Ward information: \_\_\_\_\_

**DEPARTMENT OF CITY PLANNING**

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Application

Page 3

REQUIRED ATTACHMENTS

**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Frank G Adams Sign: [Signature] 9/2/12  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: [Signature] Sign: 9/2/15  
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Rick P/L Sign: [Signature] 9/4/15  
(Authorized Agent Signature) (Date)  
Rick H2

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

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## Exhibit A – Floor Plan(s) Worksheet

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

### 1. Total capacity

#### a. Indoor

Number of seats (not including bar seats)

Number of bar seats

Standing room

55  
12 Seats upstairs  
43 in basement

#### b. Outdoor

Number of seats

10

#### c. Number of employees

8

### Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 73

N/A

### 3. Will a dance floor be provided?

☐ Yes ☒ No

#### 3a. If yes,

Square footage of establishment \_\_\_\_\_

Square footage of dance floor \_\_\_\_\_

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

### DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

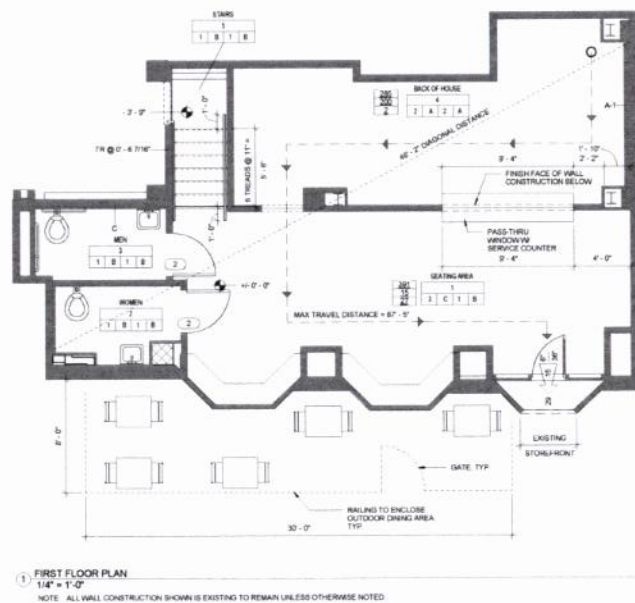
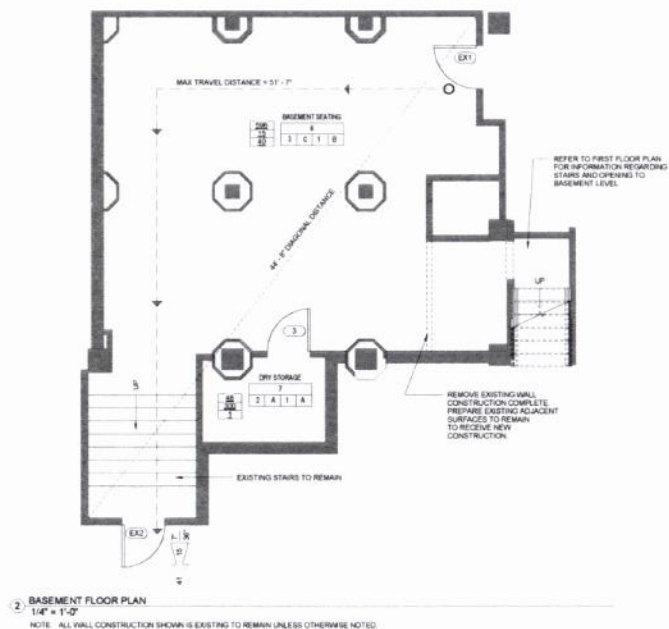
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Telephone (757) 664-4752 Fax (757) 441-1569



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**PARTITION TYPE LEGEND**

A	PARTITION: 3/8" 20 GA. METAL STUDS @ 16" O.C. WITH 5/8" DMB EACH SIDE FROM FLOOR TO 6" ABOVE CEILING GRID. PROVIDE 3/8" BATT INSULATION FOR ANY PARTITION WITH THIS DESIGNATION.
A-1	PARTITION: SAME AS TYPE "A" WITH DMB ONE SIDE ONLY AND NO BATT INSULATION.
B	PARTITION: 3/8" 20 GA. METAL STUDS @ 16" O.C. WITH 5/8" DMB EACH SIDE FROM FLOOR TO 6" ABOVE CEILING GRID.
B-1	PARTITION: 3/8" 20 GA. METAL STUDS @ 16" O.C. WITH 5/8" DMB ONE SIDE FROM FLOOR TO 6" ABOVE CEILING GRID.
C	PARTITION: 1/2" 20 GA. METAL STUDS @ 16" O.C. WITH 5/8" DMB ONE SIDE FROM FLOOR TO 6" ABOVE CEILING GRID.
---	EXISTING WALL - V.I.P.

**EXITING SYMBOL SCHEDULE**

2012 IBC TABLE 1006.1.2

XX	AREA OF OCCUPANT LOAD FACTOR
XX	OCCUPANT LOAD
XX	OCCUPANTS
XX	REQUIRED WIDTH PER OCCUPANT
XX	REQUIRED CLEAR WIDTH
XX	PROVIDED CLEAR WIDTH

IBC TABLE 1006.1 AND SECTION 1006.2

**FINISH MATERIAL CODE LIST**

ROOM NAME	ROOM NUMBER
CEILING FINISHES	
A = VISIBLE 2 X 4 ACoustical TILE CEILING	
B = DMB	
WALL FINISHES	
1 = PAINT AS PER OWNER	
2 = FRP PANELS	
BASE FINISHES	
A = RUBBER	
B = TILE	
C = WOOD	
FLOOR FINISHES	
1 = CERAMIC TILE	
2 = QUARRY TILE	
3 = WOOD	



**RETNAUER BAYNES ASSOCIATES, L.L.C.**

432 S. BATTLEFIELD BLVD., SUITE 101  
CHESAPEAKE, VA 23320  
PHONE: 757-546-2471  
FAX: 757-546-3812  
WWW.RETNAUER.COM



345 GRANBY STREET, NORFOLK, VA  
**GREENHOUSE KITCHEN**  
NEW WORK PLANS

**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		

DATE: 8/18/2015 4:18:00 PM  
JOB NUMBER: 15130

**A3**

## Whitney, Chris

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**From:** Straley, Matthew  
**Sent:** Thursday, September 10, 2015 11:14 AM  
**To:** 'dncl@welovenorfolk.org'; Miller, Mary  
**Cc:** Whibley, Terry; Winn, Barclay; Howard, Oneiceia; Whitney, Chris  
**Subject:** new Planning Commission application - 345 Granby Street  
**Attachments:** GreenhouseKitchen.pdf

Mr. Murphy & Ms. Miller,

Attached please find the application for a special exception to operate an eating and drinking establishment at 345 Granby Street.

The item is tentatively scheduled for the October 22, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Chris Whitney* at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)

Thank you.

### **Matthew Straley**

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569

## Whitney, Chris

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**From:** Straley, Matthew  
**Sent:** Thursday, September 10, 2015 11:26 AM  
**To:** Whitney, Chris  
**Subject:** FW: new Planning Commission application - 345 Granby Street

FYI

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**From:** Kevin R. Murphy [mailto:krmurphy@verizon.net]  
**Sent:** Thursday, September 10, 2015 11:22 AM  
**To:** Straley, Matthew  
**Subject:** RE: new Planning Commission application - 345 Granby Street

Matthew,

The DNCL does not object to this application.

Thanks,

Kevin

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**From:** Straley, Matthew [mailto:Matthew.Straley@norfolk.gov]  
**Sent:** Thursday, September 10, 2015 11:14 AM  
**To:** [dncl@welovenorfolk.org](mailto:dncl@welovenorfolk.org); Miller, Mary <[mmiller@downtownnorfolk.org](mailto:mmiller@downtownnorfolk.org)>  
**Cc:** Whibley, Terry <[Theresa.Whibley@norfolk.gov](mailto:Theresa.Whibley@norfolk.gov)>; Winn, Barclay <[barclay.winn@norfolk.gov](mailto:barclay.winn@norfolk.gov)>; Howard, Oneiceia <[Oneiceia.Howard@norfolk.gov](mailto:Oneiceia.Howard@norfolk.gov)>; Whitney, Chris <[Chris.Whitney@norfolk.gov](mailto:Chris.Whitney@norfolk.gov)>  
**Subject:** new Planning Commission application - 345 Granby Street

Mr. Murphy & Ms. Miller,

Attached please find the application for a special exception to operate an eating and drinking establishment at 345 Granby Street.

The item is tentatively scheduled for the October 22, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Chris Whitney* at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)

Thank you.

**Matthew Straley**  
GIS Technician II  
Norfolk Department of City Planning  
810 Union Street, Suite 508 | Norfolk, Virginia 23510  
[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569